City and Borough of Sitka

BUILDING MAINTENANCE FUND

FISCAL YEAR 2017

Operating Budget

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City and Borough of Sitka, AK

BUILDING MAINTENANCE FUND - SUMMARY BY EXPENDITURE TYPE

Summary

	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2016 Amended Budget	2017 Budget
Revenue					
State Revenue	26,654	29,702	90,931	-	-
Federal Revenue	-	-	-	-	-
Services	455,224	358,215	418,466	716,922	714,600
Other Operating Revenue	-	-	-	-	-
Uses of Property & Investments	52,006	46,162	44,229	33,796	20,300
Interfund Billings	-	-	-	-	-
Miscellaneous Revenue	-	-	-	-	-
Cash Basis Receipts	87,347	78,091	81,608	37,500	37,500
Revenue Totals	**621,232**	**512,170**	**635,233**	**788,218**	**772,400**
Expenditures					
Salaries and Wages	206,226	213,340	183,227	227,623	231,977
Fringe Benefits	179,616	194,546	240,498	155,039	162,435
Operating Expenses	433,334	407,109	367,466	808,581	295,548
Cash Basis Expenditures	78,000	-	15,000	-	-
Expenditure Totals	**897,177**	**814,995**	**806,192**	**1,191,243**	**689,961**
Fund Total: Building Maintenance Fund	**(275,945)**	**(302,825)**	**(170,959)**	**(403,025)**	**82,439**

City and Borough of Sitka, AK

BUILDING MAINTENANCE FUND - SUMMARY BY DEPARTMENT

Summary

	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2016 Amended Budget	2017 Budget
Revenue					
State Revenue	26,654	29,702	90,931	-	-
Federal Revenue	-	-	-	-	-
Services	455,224	358,215	418,466	716,922	714,600
Other Operating Revenue	-	-	-	-	-
Uses of Property & Investments	52,006	46,162	44,229	33,796	20,300
Interfund Billings	-	-	-	-	-
Miscellaneous Revenue	-	-	-	-	-
Cash Basis Receipts	87,347	78,091	81,608	37,500	37,500
Revenue Totals	**621,232**	**512,170**	**635,233**	**788,218**	**772,400**
Expenditures					
Administration	159,960	142,890	105,340	152,594	40,598
Operations	659,217	672,105	685,852	1,038,649	649,363
Debt Payments	-	-	-	-	-
Fixed Asset Acquisition	-	-	-	-	-
Transfers to Capital Projects and Other Funds	78,000	-	15,000	-	-
Other	-	-	-	-	-
Expenditure Totals	**897,177**	**814,995**	**806,192**	**1,191,243**	**689,961**
Fund Total: Building Maintenance Fund	**(275,945)**	**(302,825)**	**(170,959)**	**(403,025)**	**82,439**

BUILDING MAINTENANCE FUND

Account	Account Description	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2016 Amended Budget	2017 Budget
Fund	**320 - Building Maintenance Fund**					
Salaries and Wages						
5110.001	Regular Salaries/Wages	183,435.60	186,161.49	157,043.10	216,589.12	220,943.47
5110.002	Holidays	8,258.14	8,152.26	6,707.18	.00	.00
5110.003	Sick Leave	7,256.11	5,865.15	8,755.69	.00	.00
5110.004	Overtime	7,276.54	11,646.46	10,721.26	7,500.00	7,500.00
5110.010	Temp Wages	.00	1,515.00	.00	3,534.00	3,534.00
	Salaries and Wages Totals	$206,226.39	$213,340.36	$183,227.23	$227,623.12	$231,977.47
Fringe Benefits						
5120.001	Annual Leave	16,548.41	18,824.45	18,848.87	8,297.00	7,425.00
5120.002	SBS	13,849.32	14,041.64	12,588.58	14,461.72	14,675.19
5120.003	Medicare	3,275.94	3,343.41	2,977.76	3,420.83	3,471.33
5120.004	PERS	75,780.34	81,792.13	135,337.04	49,299.81	45,132.60
5120.005	Health Insurance	59,726.08	63,133.26	57,750.48	65,973.84	75,870.00
5120.006	Life Insurance	37.76	44.11	36.23	28.32	22.20
5120.007	Workmen's Compensation	8,282.17	12,278.79	11,711.40	13,557.79	15,838.96
5120.008	Unemployment	2,116.00	1,088.00	1,248.00	.00	.00
	Fringe Benefits Totals	$179,616.02	$194,545.79	$240,498.36	$155,039.31	$162,435.28
Operating Expenses						
5201.000	Training and Travel	1,873.00	2,403.52	2,442.06	4,720.00	4,700.00
5202.000	Uniforms	150.00	140.00	150.00	450.00	450.00
5204.000	Telephone	1,550.73	1,861.88	998.59	1,512.00	1,500.00
5204.001	Cell Phone Stipend	.00	.00	75.00	.00	300.00
5205.000	Insurance	922.28	798.76	979.44	980.00	980.00
5206.000	Supplies	1,627.19	6,389.83	5,284.30	8,000.00	8,000.00
5207.000	Repairs & Maintenance	103,658.00	57,243.68	44,450.99	47,000.00	47,000.00
5208.000	Bldg Repair & Maint	.00	.00	24,186.57	55,052.00	.00
5211.000	Data Processing Fees	4,177.44	4,284.00	4,248.96	11,130.00	11,943.00
5212.000	Contracted/Purchased Serv	163,402.60	209,219.53	146,359.07	546,790.00	198,800.00
5214.000	Interdepartment Services	117,627.30	90,500.33	90,964.35	92,947.00	.00
5221.000	Transportation/Vehicles	34,931.86	31,357.58	42,394.69	34,181.00	14,500.00
5223.000	Tools & Small Equipment	1,381.29	1,587.80	222.98	3,249.00	3,200.00
5224.000	Dues & Publications	100.00	.00	.00	325.00	325.00
5226.000	Advertising	1,860.69	426.10	2,845.49	400.00	400.00
5227.002	Rent-Equipment	72.00	723.83	135.00	500.00	2,500.00
5290.000	Other Expenses	.00	172.18	1,728.86	1,345.00	950.00
	Operating Expenses Totals	$433,334.38	$407,109.02	$367,466.35	$808,581.00	295,548.00
Cash Basis Expenditures						
7200.000	Interfund Transfers Out	78,000.00	.00	15,000.00	.00	.00
	Cash Basis Expenditures Totals	$78,000.00	$0.00	$15,000.00	$0.00	$0.00
	Fund **320 - Building Maintenance Fund** Totals	$897,176.79	$814,995.17	$806,191.94	$1,191,243.43	689,960.75
	Net Grand Totals	$897,176.79	$814,995.17	$806,191.94	$1,191,243.43	689,960.75

CITY AND BOROUGH OF SITKA

4/29/2016

BUILDING MAINTENANCE NEEDS

PROJECTS	Roll Over	FY17	FY18	FY19	FY20	FY21	LONG RANGE	FUND
GENERAL FUND								
Animal Shelter								
Paint exterior, in house			6,000					6,000
Paint interior, in house					7,000			7,000
Replace Unit Heaters in Kennel				3,000				3,000
Replace vinyl flooring							8,000	8,000
Replace exterior doors					12,000			12,000
SUBTOTAL	**-**	**-**	**6,000**	**3,000**	**19,000**	**-**	**8,000**	**36,000**
City Hall								
Replace Carpet					195,000			195,000
Paint Interior					52,000			52,000
Replace Control Compressor				10,000				10,000
Replace Air Dryers						3,000		3,000
Replace BFP's Backflow Preventor - RTF						8,000		8,000
Replace EF's Exhaus Fans - Restrooms				7,000				7,000
Replace electric water heater RTF							5,000	5,000
HVAC Controls Upgrade - Capital			269,000					269,000
Exterior paint	65,000							65,000
Dryvit Repair	25,000							25,000
SUBTOTAL	**90,000**	**-**	**269,000**	**17,000**	**247,000**	**11,000**	**5,000**	**639,000**
City/State Building								
Replace carpet-Fish & Game							40,000	40,000
Replace first floor rubber floor							25,000	25,000
Paint PD interior (in house)				15,000				15,000
Paint Exterior						79,000		79,000
Design HVAC upgrade			25,000					25,000
Replace Carpet - second floor lobbies and hallways					18,000			18,000
Replace electric boiler					104,000			104,000
Paint interior-2nd floor lobby in courtroom (in-house)						20,000		20,000
Paint interior - 2nd floor lobby						20,000		20,000
SUBTOTAL	**-**	**-**	**25,000**	**15,000**	**122,000**	**119,000**	**65,000**	**346,000**
Fire Station								
Replace Indirect Water Heaters (2)				16,000				16,000
Paint Interior					30,000			30,000
Replace Fire Sprinkler Compressor							3,000	3,000
Replace Appliances					12,000			12,000
Replace Vinyl				25,000				25,000
Replace Back Flow Preventers (4)							14,000	14,000
Paint Soffits	5,000							5,000
Painting Epoxy on Bay Floors							50,000	50,000
New Carpet							40,000	40,000
Firehall - Pressure wash & Seal Exterior Building		8,000						8,000
SUBTOTAL	**5,000**	**8,000**	**-**	**41,000**	**42,000**	**-**	**107,000**	**203,000**
Land Improvements								
Crescent Harbor RR Vinyl Replacement			4,000					4,000
Crescent Harbor RR - Paint Exterior (in-house)			3,000					3,000
BRR, MPRR & L&LRR - Seal Concrete (in-house)			1,000					1,000
Moller Park RR - Paint Exterior (Bid)						25,000		25,000
Whale Park RR - Paint Exterior (in-house)					3,000			3,000
Whale Park RR - Reroof				20,000				20,000
Sandy Beach RR - Reroof				20,000				20,000
Sandy Beach RR - Paint Exterior (in-house)				3,000				3,000
Lake & Lincoln RR - Paint Exterior (in-house)				3,000				3,000
SUBTOTAL	**-**	**-**	**8,000**	**46,000**	**3,000**	**25,000**	**-**	**82,000**

CITY AND BOROUGH OF SITKA

4/29/2016

BUILDING MAINTENANCE NEEDS

PROJECTS	Roll Over	FY17	FY18	FY19	FY20	FY21	LONG RANGE	FUND
Park and Recreation								
CH Park Strip Shelters Column Replacement					13,500			13,500
KGH - Replace Water Heater				1,000				1,000
Replace Hand Dryers						3,000		3,000
Kimsham Paint Exterior				3,000				3,000
Replace Auto Flushometers and Faucets				2,000				2,000
Playground Fencing			35,000					35,000
Tom Young Cabin				15,000	5,000			20,000
Paint/Re-roof Storage Sheds (in-house)			2,000					2,000
Fencing Repairs			7,500			5,000		12,500
SUBTOTAL	**-**	**-**	**44,500**	**21,000**	**18,500**	**8,000**	**-**	**92,000**
Senior Center								
Paint Kitchen (in-house)					2,000			2,000
Replace Dishwasher		20,000						20,000
Replace Range					12,000			12,000
Replace Grease Trap							3,200	3,200
Replace Carpet				16,000				16,000
Replace AHU 1					60,000			60,000
Replace AHU 2				45,000				45,000
Replace Sprinkler Compressor			1,000					1,000
Replace Dry Sprinkler Heads				5,000				5,000
Controls replacement					99,000			99,000
Replace VCT Flooring			15,000					15,000
Replace AHU 2 - MUA Unit - Kitchen						45,000		45,000
Repair rear deck	5,000							5,000
Exterior Paint	16,000							16,000
Front Door and Coverings	20,000							20,000
Install Toilet Supports	5,500							5,500
SUBTOTAL	**46,500**	**20,000**	**16,000**	**66,000**	**173,000**	**45,000**	**3,200**	**369,700**
GENERAL FUND TOTAL	**141,500**	**28,000**	**368,500**	**209,000**	**624,500**	**208,000**	**188,200**	**1,767,700**
ENTERPRISE FUNDS								
Public Services Center								
Replace Day Tank				15,000				15,000
Replace or Rebuild Garage Doors (13)						172,000		172,000
Replace Vinyl Floor						14,000		14,000
Replace Black Gold Heaters with Electric Heaters				40,000				40,000
Replace Back Flow Preventers							8,000	8,000
Replace Carpet						30,000		30,000
Replace Compressor					10,000			10,000
Replace HVAC Controls System							150,000	150,000
Upgrade Control System Front End (will include all system)	75,000							75,000
Paint Interior						20,000		20,000
SUBTOTAL	**75,000**	**-**	**-**	**55,000**	**10,000**	**236,000**	**158,000**	**534,000**
WATER DEPARTMENT								
Replace Blue Lake Water Plant Doors	13,000							13,000
SUBTOTAL	**13,000**	**-**	**-**	**-**	**-**	**-**	**-**	**13,000**
WASTEWATER DEPARTMENT								
Paint WWTP Interior (in-house)				4,000				4,000
WWTP replace vinyl flooring			20,000					20,000
Paint Exterior Generator Buildings		24,000						24,000
Repaint Thickener Room Ceiling & Girders	50,000							50,000
SUBTOTAL	**50,000**	**24,000**	**20,000**	**4,000**	**-**	**-**	**-**	**98,000**

CITY AND BOROUGH OF SITKA

4/29/2016

BUILDING MAINTENANCE NEEDS

PROJECTS	Roll Over	FY17	FY18	FY19	FY20	FY21	LONG RANGE	FUND
AIRPORT TERMINAL FUND								
Flush Sprinkler System			22,000					22,000
Paint Interior			5,000					5,000
Replace Relief Air Dampers				30,000				30,000
Replace TSA Cooling/Heating Units		25,000						25,000
Replace baggage belt doors					15,000			15,000
Replace metal roof						60,000		60,000
Airport lighting upgrade				100,000				100,000
Replace water heater					4,000			4,000
Sprinkler riser replacement						25,000		25,000
Replace sprinkler tree					25,000			25,000
Paint Exterior Building		72,000						72,000
SUBTOTAL	**-**	**97,000**	**27,000**	**130,000**	**44,000**	**85,000**	**-**	**383,000**
MARINE SERVICES CENTER								
Shutdown cold room-check insulation, moisture removal, wall coverings, service solenoid valves							82,000	82,000
Replace Vinyl Floor							10,000	10,000
Pressure wash and seal exterior		12,000						12,000
Replace sealed ammonia pump					20,000			20,000
Repalce small Vilter compressor						117,000		117,000
Replace Condensor					60,000			60,000
Add microprocessor for small Vilter				17,500				17,500
MSC Shutdown	32,950							32,950
Standby Ammonia Pump Seal Replacement		4,000						4,000
Replace exterior doors	19,000							19,000
Replace Compressor	4,200							4,200
SUBTOTAL	**56,150**	**16,000**	**-**	**17,500**	**80,000**	**117,000**	**92,000**	**378,650**
SAWMILL COVE								
Replace Water Heaters				1,000				1,000
Paint Exterior FY21						169,000		169,000
Replace Boiler					45,000			45,000
Replace Above Ground Storage Tank				12,000				12,000
Replace Circ Pumps			2,000					2,000
Replace lighting on second floor						150,000		150,000
SUBTOTAL	**-**	**-**	**2,000**	**13,000**	**45,000**	**319,000**	**-**	**379,000**
NON-BUILDING SPECIFIC								
Contracted Electrical Services		9,500						9,500
Contracted Elevator Services		7,500						7,500
Contracted Fire Alarm & Sprinkler Services		25,000						25,000
Contracted Plumbing Services		9,500						9,500
SUBTOTAL	**-**	**51,500**	**-**	**-**	**-**	**-**	**-**	**51,500**
TOTAL	**335,650**	**216,500**	**417,500**	**428,500**	**803,500**	**965,000**	**438,200**	**3,604,850**

4/29/2016

City and Borough of Sitka
Building Maintenance Fund

Pro Forma Financial Projection

FY2014, FY2015, FY2016 (Projected), and FY2017 Proposed

Operations	FY2014	FY2015	FY2016 Projected	FY2017 Proposed
Revenues	362,383	591,004	436,300	714,600
Costs of Operations	(674,602)	(689,158)	(572,500)	(652,700)
Gross Margin	**(312,219)**	**(98,154)**	**(136,200)**	**61,900**
Administrative Expenses	(114,995)	(104,773)	(109,600)	(40,600)
Interest Expense	-	-	-	-
Other Income/(Expenses)	117,963	104,948	72,800	57,800
Net Operating Income	**(309,251)**	**(97,979)**	**(173,000)**	**79,100**
Depreciation	2,497	3,306	3,300	3,300
Debt Principal Repayment	-	-	-	-
Operating Cash Flow	**(306,754)**	**(94,673)**	**(169,700)**	**82,400**
Capital Expenditures				
Grant Revenue	-	-	-	-
Loan Proceeds	-	-	-	-
Use of Designated Working Capital	-	-	-	-
Total Capital expenditure Funding	-	-	-	-
Capital Expenditures	-	-	-	-
Working Capital				
Beginning Total Working Capital	**2,433,084**	**2,126,331**	**1,934,483**	**1,764,783**
Operating Cash Flow	(306,754)	(94,673)	(169,700)	82,400
Capital Expenditures and Other Balance Sheet Changes	1	(97,175)	-	-
Ending Working Total Working Capital	**2,126,331**	**1,934,483**	**1,764,783**	**1,847,183**
Beginning Working Capital Designated for Capital Expenditures	-	-	-	-
New Designations Of Working Capital For Capital Expenditures	-	-	-	-
Expenditures of Designated Working Capital For Capital expenditures	-	-	-	-
Ending Working Capital Designated for Capital Expenditures	-	-	-	-
Beginning Undesignated Working Capital	**2,433,084**	**2,126,331**	**1,934,483**	**1,764,783**
Increases/(Decreases)	(306,753)	(191,848)	(169,700)	82,400
Ending Unesignated Working Capital	**2,126,331**	**1,934,483**	**1,764,783**	**1,847,183**

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